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Planning Commission
NOTICE of PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday, April 8, 2004 at 7:00 P.M.** in the Second Floor Council Chambers of City Hall in order to hear and decide proposals for development as follows:

Consent Agenda

The consent agenda is intended to be a review for projects where the applicant has received the staff report, read the stipulations proposed by Planning Commission and technical review staff and fully agrees to incorporate all the comments from the staff report into the final drawings for their proposal. Projects where the applicant wishes to discuss the different stipulations or the Commissioners wish to discuss additional aspects of the project will be assigned to the "Full Review" portion of the meeting.

PC2004-015s SEQRA & Site Plan Review of a proposal to occupy a first floor commercial space of a mixed-use building for use as a tattoo parlor. Project location is 466 2nd Ave (12 112th street parcel), Troy, New York 12182. Applicant is Scott Sawyer, 69 5th Avenue, Troy, New York 12182.

PC2004-017s SEQRA & Site Plan Review of a proposal for a property owner with two vacant commercial buildings on the same lot to occupy the one building for use as a thrift store and to lease the second building for use as an auto sales business. Project location is 3346-3356 6th Avenue, Troy, New York 12180. Applicant is Charles McIntyre and Richard Kepner 3064 6th Avenue, Troy, New York 12180.

PC2004-018s SEQRA & Site Plan Review of a proposal to expand an existing residential structure currently use as a public accountant business. Project location is 314 Hoosick Street, Troy, New York 12180. Applicant is Robal Associates, 314 Hoosick Street, Troy, New York 12180.

PC2004-020s SEQRA & Site Plan Review of a proposal to occupy a first floor commercial space of a mixed-use building for use as a neighborhood clothing store. Project location is 83 5th Avenue, Troy, New York 12180. Applicant is Robert White 1 Lincoln Square, Albany, New York 12202.

PC2004-021sh SEQRA, Site Plan & Historic District and Landmark Review of a proposal to construct a new two-car garage in a district designated as a local historic area. Project location is 207 2nd Street, Troy, New York 12180. Applicant is Stephen Muller 207 2nd Street, Troy, New York 12180.

PC2004-022h SEQRA & Historic District and Landmark Review of a proposal to install a new business sign for an existing business in a district designated as a local historic area. Project location is 421-423 River Street, Troy, New York 12180. Applicant is Troy Brewing Company, Troy, New York 12180.

PC2004-023h SEQRA & Historic District and Landmark Review of a proposal to install a new business sign for an existing business in a district designated as a local historic area. Project location is 417-419 River Street, Troy, New York 12180. Applicant is Troy Brewing Company, Troy, New York 12180.

PC2004-024s SEQRA & Site Plan Review of a proposal to construct a 40' by 24' garage for storage of parade floats in an existing parking lot. Project location is 785-789 Second Avenue. Applicant is Veterans of Lansingburgh, 777 1st Ave, Troy, NY 12182.

PC2004-026h SEQRA & Historic District and Landmark Review of a proposal to install a new business sign on a building in a district designated as a local historic area. Project location is 194 River Street, Troy, New York 12180. Applicant is Arthur Fredette 194 River Street, Troy, New York 12180.

FULL REVIEW OLD BUSINESS

PC2003-058p Preliminary Site Plan, and Subdivision Review of a proposal to develop Phase V of Vanderheyden Estates subdivision with the construction of approximately 57 new single-family homes. Project location is Vanderheyden Estates, Wynantskill Way. Applicant is Galarneau Builders, 526 Maple Ave, Saratoga Springs, NY 12866.

FULL REVIEW NEW BUSINESS

PC2004-027s Conceptual Site Plan Review of a proposal to construct four residential apartment buildings with 12 dwelling units per building. Project location is Project Street, Troy, New York 12182. Applicant is Michael Casale P.O. Box 404 Wynantskill, New York 12198.

PC04-028s SEQRA & Site Plan Review of a proposal to relocate the entrance gate and driveway of the CDTA property at 40 Hoosick Street from Earl Street to Hoosick Street. Project location is 40 Hoosick Street, Troy, New York 12180. Applicant is CDTA 40 Hoosick Street, troy, New York 12180.

DEFERRED

PC02-086 SEQRA and Site Plan Review of a proposal to construct a residential condominium Community consisting of approximately 188 units, (Two-story 4-unit condominium), a community club house, and a boulevard bridge over Wynants Kill to connect the community complex to the City Right-of-Way. Project location is West of Wynantskill Way, Troy, NY 12180. Applicant is Gordon Development, c/o Chazen Engineering & Land Surveying Co., 20 Gurley Avenue, Troy, New York 12182.

PC2004-016s Preliminary Site Plan Review of a proposal to utilize a vacant parcel of land for storage and barge transportation of various materials such as sand, silt, and gravel. Project location is East Industrial Park Way, between the County Jail and New Penn. Applicant is ACC-RJV, LLC 315 Partition St. Rensselaer, NY 12144.

PC2004-012s SEQRA & Site Plan Review of a proposal to re-occupy a vacant building for use as a restaurant with more than 19 seats. Upper floors will be renovated for 12 apartment units. Project location is 207 Broadway. Applicant is Jason Smith and Nelson Bomosee, 571 Western Ave, Albany, NY 12203.

PC2004-003s SEQRA & Site Plan Review of a proposal to build an independently owned 5-bay car wash on a vacant parcel of land. Project location is 2nd Avenue at 126th street. Applicant is Thomas Reiter, 19 Woodview Road, Troy, NY 12182.

WITHDRAWN

PC2004-019s SEQRA & Site Plan Review of a proposal to occupy a first floor commercial space in a mixed-use building for use as a Laundromat. Project location is 253 4th Street, Troy, New York 12180. Applicant is Corey Jamison 93 Font Grove Road, Slingerlands, New York 12159.

Should unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least seven days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 270-4619. Any person having interest in the above matters will be heard at said time and place.

Planning Commission of the City of Troy, New York
Peter Kehoe, Chair
Walter VanDeLoo, Executive Secretary